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7 UNITED STATES DISTRICT COURT
8 DISTRICT OF NEVADA
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10 COLPO CALDO, LLC, a Nevada limited
11 liability company,

12 Plaintiff,

v.

13 RONALD TRUNK; LYNN McMAHON;
14 RYAN C. O'CALLAGHAN, Trustee of the
15 Ryan C. O'Callaghan Trust dated December 6,
16 2006; UNITED STATES OF AMERICA,
17 acting through the Farm Service Agency, United
18 States Department of Agriculture; and Any and
19 All Other Persons Known or Unknown
20 Claiming Any Right, Title, Estate, Lien, or
Interest in the Property Described in the
Complaint Adverse to Plaintiff's Interest or Any
Cloud Upon Plaintiff's Interest Thereto; and
DOES I through X, inclusive,

Defendants.

3:18-cv-289-LRH-WGC

STIPULATION TO JUDGMENT

21 COMES NOW Plaintiff, COLPO CALDO, LLC, by and through its counsel of record,
22 Matuska Law Offices, Ltd., Michael L. Matuska, and RYAN C. O'CALLAGHAN, Trustee of the
23 Ryan C. O'Callaghan Trust dated December 6, 2006, and do hereby state stipulate and agree as
24 follows:

25 1. That RYAN C. O'CALLAGHAN accepted service of the summons and complaint
26 in the above encaptioned matter on June 14, 2018 (See Doc 77).

27 2. That RYAN C. O'CALLAGHAN has been provided with the September 15, 2021
28 Order (Doc 63) and the September 16, 2021 Judgment (Doc 64) which Order and Judgment inter

1 alia decreed that Colpo Caldo's Deed of Trust, recorded on June 15, 2005 in the Lyon County
 2 Recorder's Office as Document # 353838 ("Colpo Caldo Deed of Trust"), was not reconveyed and
 3 remains a secured claim upon the at-issue property located at 7575 Iron Mountain Blvd. Silver
 4 Springs, Nevada, APN 15-362-20 (the "Property").

5 3. That RYAN C. O'CALLAGHAN, Trustee of the Ryan C. O'Callaghan Trust dated
 6 December 6, 2006, is the beneficiary of the Deed of Trust recorded on October 17, 2007 in the
 7 Official Records of Lyon County, Nevada as Document No. 415425 ("O'Callaghan Deed of
 8 Trust").

9 4. That the O'Callaghan Deed of Trust has not been reconveyed.

10 5. That RYAN C. O'CALLAGHAN, Trustee of the Ryan C. O'Callaghan Trust dated
 11 December 6, 2006, agrees to be bound by the September 15, 2021 *Order* (Doc 63) and the
 12 September 16, 2021 *Judgment* (Doc 64), and agrees with the June 15, 2005 priority date of the
 13 Colpo Caldo Deed of Trust decreed therein.

14 6. That RYAN C. O'CALLAGHAN, Trustee of the Ryan C. O'Callaghan Trust dated
 15 December 6, 2006, further consents that the Colpo Caldo Deed of Trust may be foreclosed by
 16 judicial foreclosure.

17 7. That RYAN C. O'CALLAGHAN, Trustee of the Ryan C. O'Callaghan Trust dated
 18 December 6, 2006, consents to the entry of judgment in favor of Colpo Caldo as set forth above
 19 and in the *Order* (Doc 63) and the *Judgment* (Doc 64).

20 8. That RYAN C. O'CALLAGHAN is not on active duty military service.

21 9. The *Order* (Doc 63) and *Judgment* (Doc 64) are affirmed in all respects.

22 DATED: March 25, 2022

DATED: March 24, 2022

23 MATUSKA LAW OFFICES, LTD.

24 By: 

25 MICHAEL L. MATUSKA, ESQ.
 26 Attorneys for Plaintiffs

27 By: 

28 RYAN C. O'CALLAGHAN

ORDER

Based on the foregoing stipulation, and for good cause appearing, the stipulation shall be and is hereby adopted as the order of this Court.

IT IS HEREBY ORDERED that the motion for supplemental order re: judicial sale (ECF No. 74) is DENIED as MOOT.

IT IS FURTHER ORDERED that the Clerk of the Court shall close this case.

IT IS SO ORDERED.

Dated: March __25____, 2022.

A handwritten signature in blue ink, appearing to read "L. Hicks", is written over a horizontal line.

LARRY R. HICKS

United States District Judge